

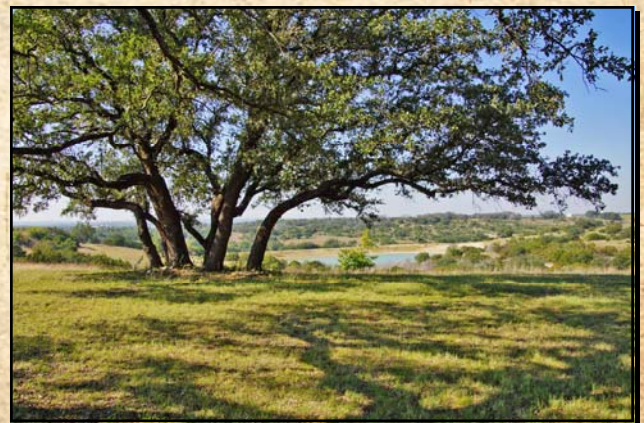
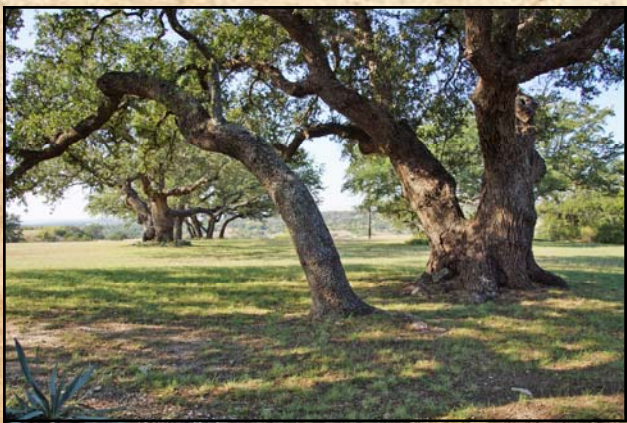
118.75 Acre "Vista Ridge" Horse Facility Morgan Mill, Erath County, Texas



An impressive 6145 sq. ft. 3-3.1-2 2 story stucco & stone home with an awesome pool.



An enormous covered roping arena with car barn, 12 stalls & elaborate upstairs amenities.



Foreman's home, small lake, scenic land with live oaks, and entrance. \$3,987,500.00.

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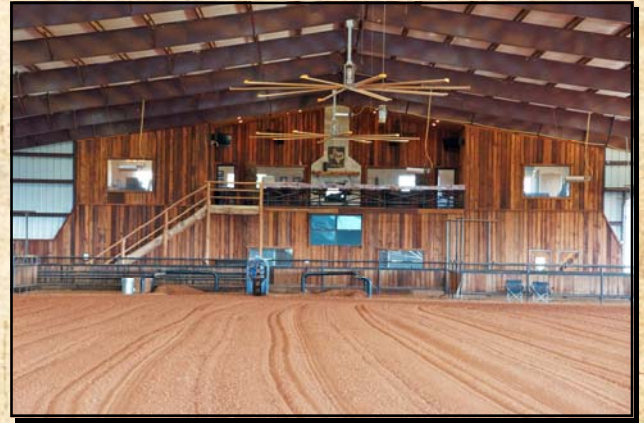
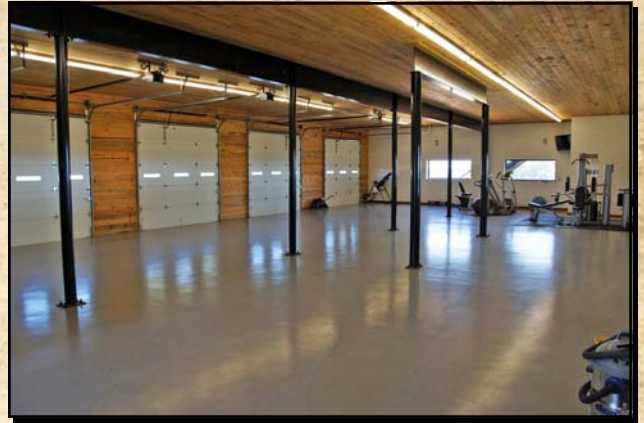
645 C.R. 132, Morgan Mill, Erath County, Texas

- LOCATION:** Approximately 1 hour and 20 minutes west southwest of Fort Worth, 50 minutes southwest of Weatherford, and 20 minutes north of Stephenville.
Directions - From I-20 & US 281 (Exit 386 on I-20), proceed south on US 281 for 17 miles to Morgan Mill (20 miles north of Stephenville), then west on FM 1189 for 1 mile, then left onto County Road (CR) 132 for 2/10ths and the entrance is on the left - "Vista Ridge".
- TERRAIN:** Rolling native pasture land with scattered live oak & red oak trees. 25 pecan trees.
- IMPROVEMENTS:** A 6156 sq. ft. executive colonial stucco & stone 2 story home with 3 bedrooms, 3.1 bathrooms, and a 2.5 car garage. A covered back porch with a built-in kitchen & sink, dining & living area with fireplace. A beautiful zero edge pool with beach entry, flagstone decking, 2 waterfalls, and a slide. Extensive beautiful landscaping with stone work, stone flower beds and sprinkler system. Composition roof. Impressive and dynamic decor flow including wood windows, granite countertops, plantation shutters, and crown molding. Family room with carpet, tall exposed beam ceiling, large windows, and gas fireplace. Large beautiful kitchen with tile floors, granite countertops, eating bar, island, nice high end stainless steel appliances including SubZero & Dacor. Adjoining breakfast room. Formal dining room with wood floors and iron chandelier. Study/office with carpet and picture frame paneling. Master bedroom suite with carpet, gas fireplace, sitting area, & crown molding. Master bedroom with tile floors, dual vanities, large tub, & walk-in shower. Foyer with dual front door, wood floor, and high ceiling. Formal living area with gas fireplace and carpet. Card room with windows. Utility room and adjoining bath with shower. Beautiful wood and iron banister stair case with carpet. Upstairs - 2 large bedrooms with carpet and private baths with granite. An enormous covered indoor roping arena featuring a 124x285 working area, 12-12x12 stalls with large covered runs, tack & feed rooms with a creosote wood. A five bay show car garage with wood walls, ceiling, and painted floor. Upstairs outside viewing area with long eating bar & hand scrapped wood floors. The upstairs interior includes a dining room open to the commercial kitchen. An adjoining horse shoe shaped bar inside an enormous game room with many windows and viewing areas of the arena activities. Many large screened TVs, and playback video system. A brick remodeled guest house, small workshop, and equipment barn. Extensive pipe fence, long asphalt driveway, and entry.
- WATER:** Coop water, water well, and large stock tank.
- GAME:** Deer and turkey in the area.
- TAXES:** \$30,037.71 with an Agricultural Exemption.
- COMMENTS:** A truly executive property with a highly impressive roping arena, executive main residence, and incredible views!! Furniture included less personal items!
- PRICE:** \$3,987,500.00

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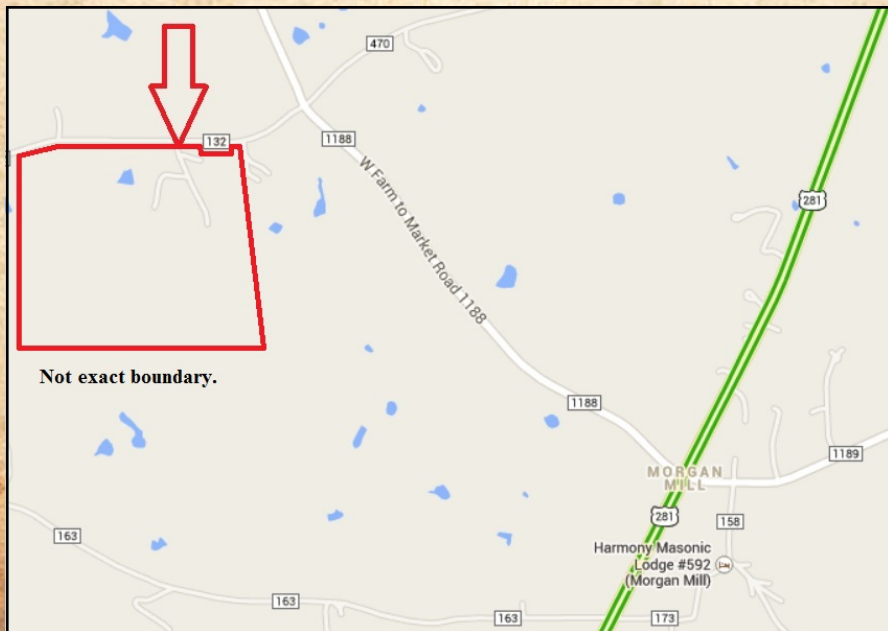
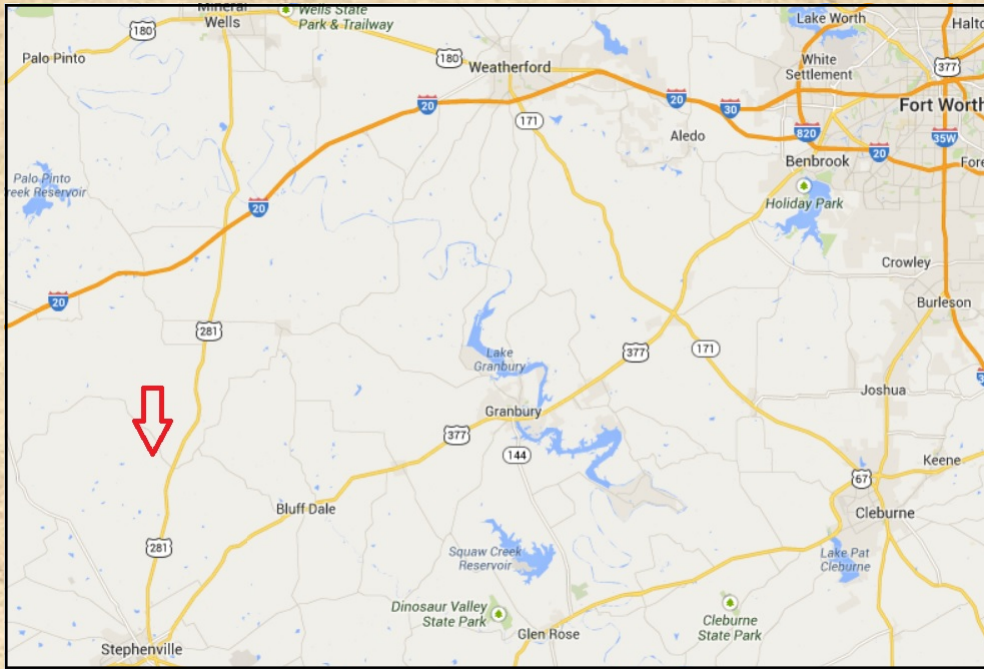














Red boundary lines are not exact.